

MONO COUNTY PLANNING COMMISSION

Thursday, Nov. 14, 2002 - 10 A.M.
Supervisors Chambers, Mono County Courthouse, Bridgeport

NOTE: In compliance with the Americans with Disabilities Act, anyone who needs special assistance to participate in this meeting can contact the commission secretary at (760) 924-1804 within 48 hours prior to the meeting in order to ensure accessibility (see 42 USCS 12132, 28CFR 35.130).

AGENDA

1. OPENING OF MEETING

2. PUBLIC COMMENT: Any citizen may address the Planning Commission on matters within its jurisdiction that are not necessarily related to items on the agenda.

3. MEETING MINUTES: Review of minutes of Oct. 10, 2002.

4. CONSENT AGENDA: No Items

5. PUBLIC HEARINGS:

10:15 A.M.

A. CHAPTER 22. FIRE SAFE REGULATIONS, SECTION VI. LAND USE DEVELOPMENT REGULATIONS, LAND USE ELEMENT *(continued from October meeting)*. The proposal to amend Chapter 22, Fire Safe Regulations for the Long Valley and Wheeler Crest fire protection districts. The proposed amendment eliminates the exemption for water tanks for new development on parcels created prior to 1991, thus requiring water tanks on all parcels; changes the distance for water tank exemption from ½-mile to 1,000 feet from a hydrant; and includes several other minor changes to Chapter 22. A Class 8 exemption (Protection of the Environment) is proposed.

11:00 A.M.

B. ZONE VARIANCE 02-01/Molnar *(continued from September meeting)*. The project is for a proposed reduction in parking from three spaces to two spaces, reduction of front-yard setback from 5 ft. to 0 ft. on the northwest garage corner and from 5 ft. to 2 ft. on the southwest garage corner due to topographical constraints. The property is located in June Lake, APN 16-142-19, on California Street. A Class 4 (New Construction of Small Structures) will be filed.

11:30 A.M.

C. EXTENSION OF TENTATIVE TRACT MAP 37-159/Sierra Business Park. The proposed Map Extension for Tentative Tract Map 37-159 would extend the tentative map expiration date to Dec. 12, 2003. The proposed phased project would divide approximately 35.96 acres (APN 37-130-04) into 37 industrial lots, with 24 lots in phase I and 13 lots in phase II. The property is located about three miles south of the intersection of State Route 203 and US Highway 395. The site is directly opposite the entry to the Mammoth/Yosemite

airport. The Land Development Technical Advisory Committee, at its meeting Nov. 4, 2002, recommended approval of the proposed map extension.

6. WORKSHOP: No items.

7. REPORTS

1. Director
2. Planning Commission

8. ADJOURN MEETING

NOTE: Interested persons may appear before the Planning Commission to present testimony for public hearings, or may prior to or at the hearing, file written correspondence with the commission secretary. Future court challenges to these items may be limited to those issues raised at the public hearing or provided in writing to the Mono County Planning Commission prior to or at the public hearing.